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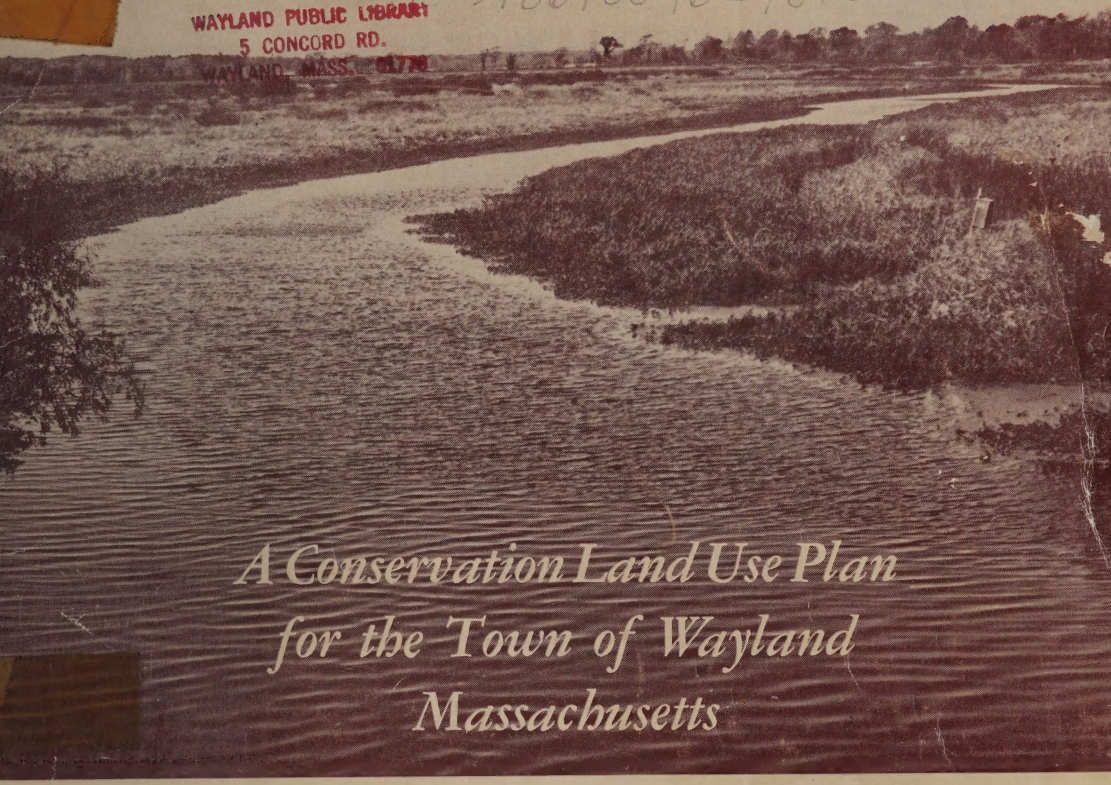

A Conservation Land Use Plan for the Town of Wayland Massachusetts

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Prepared by the

MASSACHUSETTS FOREST AND PARK A

3 Joy Street, Boston 8, Massachu

FOREWORD

THIS REPORT, with recommendations for the protection and utilization of Wayland's natural resources, so far as is known, is the first of its type in the state. It was prepared by the Massachusetts Forest and Park Association under the sponsorship of the Wayland Planning Board, and in cooperation with other town officers and organizations. The recommendations, however, are those of the Association and it assumes full responsibility for them.

History is full of examples to prove that no nation can long survive that permits misuse of its lands, forests and waters. The Massachusetts Forest and Park Association, which has worked for more than 50 years for the establishment and development of national and state forests and parks, is convinced now that the responsibility for the conservation of natural resources and the benefits to be derived therefrom should be a matter of local concern. Each town should, therefore, adopt a definite plan to guide its future development.

The Town of Wayland, lying eighteen miles west of Boston along the Sudbury River, was selected for this initial plan because of its wide variety of resources. Although primarily a residential town, it still contains large areas of open land. It has beautiful rolling terrain with numerous streams and ponds, as well as extensive low meadow land along the River. It has diverse holdings of park and other public property. Wayland was selected also because of the outstanding advances its citizens have already made in the planning and control of its development.

This report is based on more than a month of field work by the Association's staff, supplemented by numerous conferences with public experts and private agencies. It is necessarily brief. However, detailed information, maps and certain recommendations have been turned over to the Planning Board for its consideration and custody. It is not to be expected that all these recommendations will be adopted by the Town in the near future, but the Plan will at least provide a beacon which may guide Wayland in becoming a more efficient, more livable and more beautiful town.

HARRIS A. REYNOLDS, *Secretary*

DECEMBER, 1950

Cover Picture—Sudbury River and Meadows
Photo by Stoddard

Bulletin No. 173

Wayland -

PUBLIC LAND

Wayland owns twenty-nine different public areas, totalling about 175 acres. Some of these areas serve as sites for municipal buildings and cemeteries, and are generally adequate and fully developed. Others are not wholly used at the present time, are lacking in facilities, need enlargement, or should be used for other purposes. In addition, the State owns over 270 acres in Wayland, some of it open land.

Recommended: Cooperation with the Department of Public Works in locating and building the Route 20 By-pass.

Before the proposed by-pass is finally laid out along the now swampy fringe of the Athletic Field, it is suggested that state cooperation be obtained so that the exact location of the embankment and the construction of the fill will result, if possible, in an enlargement of the usable part of the Town's property.

HIGH SCHOOL GROUNDS

Recommended: Acquisition of undeveloped land on Pelham Island Road, as opportune.

In connection with the proposed purchase by the Town of a strip of land across the brook to Pelham Island Road for looping of the High School driveway and water mains, it is proposed that such strip be widened to include the undeveloped frontage on that road. This would be in line with the suggested policy of keeping the center of town open, especially where land generally unsuited for building is concerned, and would further protect the School against the possibility of dumping and other unsightly practices in its immediate vicinity.

ACCESS ROAD

Recommended: Engineering studies to determine feasibility of a lagoon in front of the High School.

Plans for the construction of the new access drive across the brook should consider the feasibility of producing the long discussed lagoon at little or no extra cost as a by-product of the necessary causeway. The feasibility of this pond will have a direct bearing on further landscaping of the High School approaches.

LAGOON

Recommended: Landscaping of approaches to High School and Town Hall Site across Cochituate Road.

These areas should be cleared of underbrush and informally landscaped as funds permit. On the Town Hall site the lawn should be extended eastward, leaving the larger trees at least for the time being. These improvements should be made in full cooperation with interested civic groups.

IMPROVEMENT OF THE CENTER

Recommended: Postponement of any reduction in the area of the Village Green.

Utilization of a strip of the Village Green in front of the new Post Office for parking should be held in abeyance until all other possibilities have been exhausted. These include a small amount of street widening which could be made within the present right of way and the establishment of one-way traffic on a trial basis as suggested by the Planning Board. Further, the home delivery of mail, which seems assured

VILLAGE GREEN

within another year, will undoubtedly reduce the automobile congestion and the need for drastic measures.

Recommended: Improvement of the Mill Pond and adjacent land for recreation.

MILL POND AREA

The Mill Dam is in need of repair, the pond should be dredged or cleaned, the grounds informally landscaped and the swamp below the dam eliminated. In regard to the latter, it is suggested that a small weir at the culvert under Millbrook Road be constructed. This would involve obtaining a flowage easement from an abutter, but would offer the advantage of providing another water surface for skating.

Recommended: Acquisition of additional land along Mill Brook north of Plain Road.

UPPER MILL BROOK LAND

There is no usable right-of-way to the thirteen-acre tract of town-owned land lying north of Plain Road along Mill Brook. It can be made accessible by the acquisition of a strip of land or an easement on the east bank, extending from Plain Road northerly to the upland section of the tract. This strip should be of sufficient width to include the natural ridge which runs along this side of the brook. A second entrance should be obtained by acquiring a strip between the tract and Clay Pit Hill Road on the north, a distance of about 100 feet. In connection with these acquisitions, an attempt should be made to procure some of the now isolated wooded areas bordering the town land. The Town would then have continuous holdings along Mill Brook from the Sudbury Meadows back of the High School to Clay Pit Hill Road. From Millbrook Road north this land would be available for hiking and horseback riding and would insure continued access to the brook for local fishermen. Further recommendations for its use are made under the headings of "Town Forests" and "Fishing".

Recommended: Transfer to the Park Department of the land at Baldwin's Pond in front of the Pumping Station building.

PUMPING STATION LAND

This attractive site, formerly used for bathing, should be operated as a neighborhood recreation area. Provision should again be made for public bathing and for boating, fishing and family picnicking.

Recommended: Continued development of the Beach property in accordance with Park Department plans.

LAKE COCHITUATE BEACH

The proposals of the Department for improving this thirteen-acre parcel of recently acquired town land, together with the strip of lake frontage now leased from the Commonwealth for 25 years, are strongly endorsed, and should be given high priority in the allocation of funds. The removal of the steep bank with its undermined trees behind the children's bathing area is necessary to eliminate a dangerous condition, and the enlargement of the beach with the material removed, the providing of a small well-located picnic area and tot lot and the enlargement of the present parking site will all contribute to the fuller use of this outstanding park.

Recommended: Retention of beach area as a public open space.

DUDLEY POND BEACH

It is not desirable to permit public bathing in the absence of proper facilities. At the present time the Town can best concentrate its funds and efforts on the nearby lake beach. However, the growth of the town may eventually justify the development and reuse of this area for bathing.

Recommended: Acquisition of four sites for new neighborhood playgrounds, as opportune.

PLAYGROUNDS

The four locations suggested are: (1) West side of Dudley Pond, (2) East side of Dudley Pond, (3) Oak Street area, (4) Vicinity of State Road East. At the present time only a third of Wayland's children live within a half mile of a town playground, which distance is customarily considered the maximum that a playground will be used under even the most favorable conditions. With the provision of facilities in the four general locations recommended, the percentage so served would be increased to 80%. Sites should be acquired as opportunity presents and each should be of sufficient size to furnish several acres of play space, preferably four or more. The new playground at Riverview is an outstanding example which might be followed in the other recommended locations, where the Town furnished the land and preliminary development and the people of the neighborhood contributed their labor, much equipment and supervision. To supplement the Town playgrounds, the provision of additional small play lots for pre-school age children by private groups should be encouraged, as exemplified by the George Fullock and Hannah Williams play areas.

Recommended: Retention of field by the Town for its present purposes.

COCHITUATE ATHLETIC FIELD

This area supplies needed playground space for the children of the vicinity, serves as a play area for the adjacent elementary school and provides an attractive open space near the center of the village.

Recommended: Eventual use of Stone Lot as pumping station site, wildlife management area and for residential development.

STONE LOT

Most of this twenty-three acre tract bordering on Stonebridge Road is being used as a town gravel bank. This area overlooks Heard's Pond and the River and is adjacent to the town water main. It is proposed that gravel removal operations be conducted in such a manner as to leave this part of the area usable for residential purposes upon sale by the Town. One corner of the tract contains the new Happy Hollow wells of the Water Department and should, of course, be retained by the Town. The northern section of the tract is low meadow land and could well be deeded to the State for inclusion in the proposed Wildlife Management area.

Recommended: Retention in town ownership of tax title parcels falling within areas suggested for public acquisition.

TAX TITLE LAND

The Town has at the present time thirty-five tax title lots totalling about 3 acres and located in six different parts of town. In three of these locations, there are parcels that have potential public use. Detailed recommendations for the disposition of these parcels are being submitted to the Planning Board by the Association.

Recommended: Review by Metropolitan District Commission of its land on Stonebridge Road to determine availability for sale.

METROPOLITAN DISTRICT COMMISSION LAND

While most of the Commission's land in Wayland is in aqueduct rights-of-way or used for control works, it is proposed that a sizeable section of the M.D.C. land fronting on Stonebridge Road east of the aqueduct crossing might be made available for residential development. Should private individuals desire to request a review of this land by the Metropolitan District Commission as to salability, it is suggested that the Town support such request and thereby help to increase taxable values in an area where it recently installed a water main and which would otherwise be non-residential.

Recommended: Continued citizen interest in development of Cochituate State Park.

DEPARTMENT OF CONSERVATION LAND

Citizens and civic organizations of the town should inform the Selectmen, Park Department or Planning Board of their views concerning the development of Cochituate State Park, as these Boards by statute constitute an advisory committee to the Department of Conservation. A proposed picnic area opposite Lakeview Cemetery and a requested seaplane landing zone on the Lake were successfully opposed. The State now has $60,000 available for development and proposes to install a picnic area, small beach and bathhouse opposite the Metropolitan District Commission's headquarters, but is awaiting the outcome of a federal request for the same area as a site for a Climatic Research Laboratory.

SHADE TREES

Public shade trees represent a valuable natural resource to any town, and their care and replacement call for continuous management.

Recommended: Adoption by the Town of an accelerated program of street tree planting.

PLANTING PROGRAM

The present annual appropriation of $200 to the Tree Warden for this work is not sufficient either for planting replacement trees or trees in new locations. At least 135 trees should be set out each year for the next ten years. This would require an annual budget in the vicinity of $1000, based on an estimate of 3,800 existing trees to be replaced over an average life period of 75 years (50 trees a year) and 850 trees to be planted on new locations over a ten year period (85 a year).

Recommended: Planting of public shade trees inside the sidewalk rather than between the sidewalk and the street.

LOCATION

Where there is no sidewalk, trees should be located so as to allow future construction of a walk between them and the roadway. This will usually require planting on private property, which is allowable under the statute if written permission of the owner is obtained. Street trees on the inside of the sidewalk result in greater safety for the automobilist, require fewer guards and replacements, have better root expansion and health, interfere less with the utilities and make streets appear wider with more pleasing effect. Most of the trees planted in Wayland by the Tree Warden in recent years have been set out in accordance with this recommended practice.

Recommended: Selection of tree varieties based on a consideration of the street or road as a landscape unit.

VARIETIES

Style of architecture, building set-back, street width, soil type, location of utilities and varieties of existing trees all should be considered in determining the species to be used. Generally a single species should predominate on any one street.

Recommended: Appointment of an official three-man shade tree committee.

SHADE TREE COMMITTEE

By this system used so successfully for more than 50 years in Brookline, a town provides for coordination of activities between the tree warden and the moth superintendent, effects economies, gives better service to private owners and has the benefit of advice and judgement of three interested citizens.

Recommended: Planting of shade trees on streets accepted under the Betterment Act as part of the over-all improvements.

TREES ON NEW STREETS

Costs would then be assessed against the abutters, who are the principal beneficiaries. The streets recently accepted at Riverview Terrace would now have shade trees if this policy had been in effect.

Recommended: Planting of shade trees on private ways in subdivisions as part of the improvements required of the developer.

TREES IN SUBDIVISIONS

The Planning Board's regulations should be amended to require such planting, subject to the approval of the Tree Warden. There is at least one completely treeless subdivision in town that would be more attractive today if this requirement had been adopted.

Recommended: Consideration by home owners, especially in new developments, of the advantages of landscaping their grounds with trees and shrubs.

PLANTING ON HOME GROUNDS

No investment pays greater returns in enjoyment, and at the same time increases in value through the years. A survey made by the Association a few years ago of the opinions of several hundred realtors, nurserymen and landscape architects shows that a typical home well landscaped will be worth an average of nine per cent more than a similar property with no landscaping.

Recommended: An immediate Dutch elm disease control program of DDT spraying and removal of dead and diseased elms.

DUTCH ELM DISEASE

With three trees known to be infected, over two hundred more suspected and with the disease prevalent in adjacent communities, it should be taken for granted that unless an effective program is started at once, there will be heavy losses of beautiful elms in Wayland. Sufficient annual appropriation to the Moth Superintendent should be made to permit the application of at least three DDT sprays each season to all elms worthy of saving. The Tree Warden's appropriations for pruning should also be increased to cover the removal of dead or dying elm wood, or entire elms shown by laboratory tests to be diseased, and the destruction of all cut elm wood. The cost of this spraying and sanitation program will be far less than the cost of no program, for if the disease were allowed to run unchecked,

the Town would soon have to cut and remove hundreds of dead elms at a cost which averages about $100 a tree.

Recommended: Furnishing of DDT spray service to private owners by the Town.

PRIVATE SPRAYING

The Town, through the Moth Superintendent, should make available to private owners, on request, DDT spraying service at cost. Such an arrangement is already available for gypsy moth spraying and is justified by the fact that a disease does not differentiate between public and private trees. As far as removal of private trees is concerned, the allocation of cost is already set forth by statute — Town 50% State 25%, Owner 25%.

TOWN FOREST

Wayland contains over 4,000 acres of forest land, a great part of which is of low assessed value and is being put to no immediate use. One hundred twenty-seven Massachusetts communities have established town forests, thereby utilizing otherwise idle acreage for the growing of timber.

Recommended: Appointment of a committee to investigate the question of establishing a Wayland Town Forest.

TOWN FOREST COMMITTEE

Such a forest, of moderate size (100 acres or more) on reasonably good soil, can, under forest management, show a profit to the Town, while at the same time provide lumber, posts and other material needed for town work. As a valuable by-product, a town forest will serve as a permanent wooded recreation area for the enjoyment of future generations. Trees for planting town forests are available free of charge from the State, and, as in many towns, can be successfully planted by school children, scouts and 4-H Club members as a conservation project. Town forests are established on land already owned or acquired by tax title, purchase or gift, and often as a memorial to individuals or war veterans.

Recommended: Establishment of a Town Forest in the large wooded area along Draper Road, extending westward towards Concord Road.

DRAPER ROAD AREA

This tract, almost a mile square, now constitutes the most serious forest fire hazard in town. It is ideally suited to the growing of commercial timber, as evidenced by the high degree of natural reproduction, while at the same time is classified as being unsuitable for agriculture. From the point of view of possible housing developments, relative isolation, lack of interior town roads, difficult topography and absence of utilities make residential use of most of the area extremely unlikely.

Recommended: Placing the Upper Mill Brook land and the Standpipe Lot on Reeves Hill, together with its adjacent dedicated four-acre parcel, under the Town Forest Act.

TOWN-OWNED LAND

These areas in themselves would probably not be large enough for profitable operation, but such action would not only make them available for free trees for reforestation, but more important, would put the land to work producing commercial timber. It is suggested that a small school arboretum be established in an accessible section of the Town Forest, or in part of the unused fringe of

the Athletic Field, where student instruction in tree planting and identification could be given. It is also suggested that the Town Forest and publicly owned water bodies be fully utilized for field study in elementary botany and biology courses.

FARM AND FOREST LAND

There still remain in Wayland extensive areas of rural land which have not yet been absorbed by the spreading residential development of the town.

Recommended: Support by Town of all measures favorable to the maintenance of commercial and part-time farming.

AGRICULTURAL LAND

Retention of farming is important, not only for its own sake but to help preserve the open rural character of the community. Suggested measures are: (1) Holding assessed valuation of farm land at a level which reflects not a fictitious value, but its actual use value for agricultural purposes. (2) Strictly applying existing Planning Board, Board of Health and By-Law controls over building on lowlands, which are generally more suitable for agriculture, and adopting the additional control over building on flood plains recommended herein. (3) Revising the zoning by-law to call for somewhat lower density of development in the outlying sections, including most of the 2,000 acres still used for the production of crops. (4) Encouragement of soil conservation practices.

Recommended: Practice of good forest management by private woodland owners.

FOREST LAND

Private owners of the larger tracts of woodland, particularly near Rice, Draper and Oxbow Roads, should put their generally idle lands to worthwhile use by applying measures of good forest management. Even in those tracts too small for profitable operation, silvicultural practices will improve the appearance of the area, reduce the fire hazard and pay the cost of most, if not all of the improvements. Service to private owners, ranging from general advice to complete management of their woodlands, is available from a number of public and semi-public agencies, and should be utilized.

Recommended: Adoption of measures for increased fire protection by private woodland owners.

FOREST FIRE PROTECTION

Woodland owners should increase the protection of their own property as well as that of their neighbors by keeping their woods roads cut out and open for easy access by fire apparatus, and where such roads come close to ponds or streams, by providing a cleared site on the bank readily accessible to fire fighting equipment. The Fire Chief should be consulted in such matters, and in any case advised on measures taken.

Recommended: Town operation of a Forest Fire Patrol whenever in the opinion of the Fire Chief a hazardous condition exists.

FIRE PATROL

At the present time a patrol is operated only when directed by the State. The cost of a patrol for the relatively short dangerous periods in the average year will be little more than that of calling out the Department for a single sizeable forest fire.

Recommended: Construction of waterholes in hazardous areas.

WATER HOLES

The Town should construct, in cooperation with property owners, several water holes for pumping in the Draper Road area. Some parts of this large wooded section are over one-half a mile from any usable source of water. At least one water hole should also be provided on Rice and Oxbow Roads.

Recommended: Increased protection to landowners against hunting abuses.

HUNTING

If the Town is to insure continuation of hunting privileges on private land, at least for local sportsmen, landowners must have increased protection. This will require either (1) Substantially increased policing during the hunting season to prevent hunting on properties individually posted, or (2) Adoption of a town by-law requiring the express permission of property owners for hunting within the town. The existence of a by-law of this type in the neighboring towns of Lincoln and Weston, together with the complete prohibition of hunting in the more densely populated places, has increased the concentration of out-of-town hunters in Wayland to such an extent that a reconsideration of the situation seems warranted at this time. A number of other measures recommended herein will either be of direct benefit to hunting, as the proposed Wildlife Management Area, or of indirect benefit as measures for preserving agriculture, preventing building on low areas, improving forest land and keeping the town relatively open, all of which help to maintain wildlife cover.

SUDBURY RIVER MEADOWS

The low-lying grassy meadows bordering the Sudbury River and extending in Wayland from south of Stonebridge Road to the Lincoln town line, constitute a unique, but little used natural resource.

Recommended: Establishment of a state-owned wildlife Management Area on the Sudbury River meadows.

WILDLIFE MANAGEMENT AREA

State ownership of these meadows, as proposed by the Sudbury Valley Commission, would permanently preserve them as a public open space, protect them against dumping and other abuses, and allow development of their wildlife potential with state and federal funds. It is suggested that the Town assist in such establishment by supporting the necessary enabling legislation and by deeding to the State such meadows as it now owns or may subsequently acquire.

Recommended: Extension of the southern boundary of the Wildlife Management Area beyond that proposed by the Sudbury Valley Commission.

BOUNDARIES OF AREA

The Wildlife Area within Wayland should include all undeveloped land along the River and at Heard's Pond below 120 feet elevation, extending from the Lincoln town line on the north to Riverview Terrace on the south. The Commission in its recent report suggested that the Wildlife Area terminate on the south at Pelham Island Road. It then proposed that a State Park be established, extending from Pelham Island Road south to Lake Cochituate, and including lands around Heard's Pond. Since much of the upland suggested for inclusion in this Park is suitable for residential development, or is already being developed, it is recommended that the Park not be established and that the meadow

areas lying within the proposed park be included in the Wildlife Area. These meadows are of no residential value and are similar in character to those initially proposed for inclusion by the Commission.

Recommended: Statutory designation of the Heard's Pond section of the Wildlife Management Area as a refuge.

SAFEGUARDS AND CONTROLS

One of the contributing factors in the Commission's recommendation that the Heard's Pond section be in a State Park rather than the Wildlife Area was the desirability of prohibiting hunting in this renowned natural bird sanctuary. On the other hand, the designation by statute of the entire meadows as a refuge would prohibit harvesting of surplus wildlife — a necessary part of any management program — and would, of course, further curtail already diminishing hunting opportunities in the vicinity. Designation of other sections within the area for refuge and for controlled hunting should be left to the discretion of the Department of Conservation.

It is suggested also that the enabling statute provide for an advisory panel of town representatives to consult with the Department in the allocation of hunting and refuge areas within the Wildlife Area, and provide for the distribution of some of the State's income from the Area — such as from the sale of trapping licenses — to the towns to be used for public education in conservation and for the encouragement of wildlife.

Recommended: Acquisition of meadow lands by the Town, pending the actual establishment of the Wildlife Area.

TOWN OWNERSHIP

The Town should continue to acquire and hold such low-value lands along the River as it may have an opportunity to obtain at little or no expense — tax title lands, dedicated areas in subdivisions and lands with owners unknown that may be taken under recent town meeting authorization. Meadow lands now held by the Town at Riverview Terrace and those which the Planning Board requested for dedication in a subdivision at Heard's Pond are examples of areas which could later be turned over to the Department of Conservation. Land somewhat above the level of the meadows themselves, yet periodically flooded and having agricultural value, should not be removed from the tax rolls through public ownership. A means of keeping this land open by municipal regulation is discussed under the heading of "Floods".

WATER RESOURCES

The ponds and streams of the town are a resource of great value which should be protected against exploitation and abuses and made usable for the enjoyment of the citizens.

Recommended: Abatement of floods in the Sudbury River by stream improvements made by the State.

SUDBURY RIVER FLOODS

The State should take action to reduce floods in the Sudbury River through removing the rock barrier and installing control works at North Billerica, and dredging the sand and gravel bars upstream, and the Town should support necessary legislation to this end. Detailed studies as to cost and feasibility of these measures are now being conducted by the Department of Public Works and should be followed with interest by the Town.

Recommended: Support by Town of pending legislation to permit zoning of flooded areas against building.

FLOODED AREAS

A bill recently filed with the General Court by the Massachusetts Federation of Planning Boards contains a provision authorizing municipalities to designate (in their zoning by-laws) areas subject to flooding and the prohibition of new dwellings on these areas. The public ownership of the Sudbury Meadows recommended in this report would generally not extend to the somewhat higher areas of what is usually farm land immediately adjacent, but which are still subject to periodic inundation. While Board of Health and Planning Board controls over building on these latter areas are currently effective, such control is administrative in nature and subject to change. To zone these areas against building would insure permanent protection and at the same time offer the advantages of designating areas not suitable for building in advance of application for septic tank permits or subdivision approval.

Recommended: Abatement of pollution in the Sudbury River by the diversion of Framingham and Natick sewage effluent into the South Metropolitan sewer.

SUDBURY RIVER POLLUTION

The Sudbury Valley Commission found that this action would make the river essentially pure and suitable for all recreation uses, including bathing. While this action would require cooperation among the towns concerned and the State, Wayland should continue to press for this improvement.

Recommended: Continued vigilance by the Board of Health to prevent pollution in Dudley Pond and other water bodies lying within the town.

POLLUTION CONTROL

The recently adopted amendment to the town by-laws calling for cesspool or septic tank permits from the Board before building permits will be issued in doubtful areas will help to prevent future sources of pollution, as will the Planning Board's authority to disapprove subdivisions in areas unsuitable for building from the point of view of health.

Recommended: Request by Town for an aquatic survey of Mill Brook by the State.

FISHING

It is suggested that the Town request the State Wildlife District Manager for a survey of Mill Brook below Clay Pit Hill Road, with recommendations for stocking and physical improvements, if any are needed to make it a better fishing stream. This brook, last stocked by the State in 1941, is one of the few, if not the only, remaining trout streams in Wayland, and certainly the only one whose banks are owned by the Town, thereby serving as a local public fishing ground. Recommendations made herein for the Upper Mill Brook Land would make the stream more accessible. In other bodies of water, particularly the Sudbury River, control of pollution as discussed above would greatly improve fishing conditions.

ROADSIDES

A town is judged by the appearance of its roadsides, which are its gateways — more frequently seen than any other section. Not only is attractiveness important to the town's citizens, but it is sometimes the factor which influences future residents to select the community for their new home.

Recommended: Strict enforcement of existing regulations relating to the display and size of signs.

ROADSIDE SIGNS

A check of the main highways indicates that there are a number of signs in residential areas which are not accessory to any use of the premises on which they are located or which exceed the Town's limitation of "small" bulletin boards or real estate signs "not over six square feet". Recommendations for amending existing sign regulations are set forth in this report under the heading of "Zoning".

It is also suggested that business establishments, especially along the highways, consider the improvement that might be made in the appearance of their property by voluntarily displaying a small neat sign of a style and character consistent with the prevailing architecture. Commendation and even awards by local civic organizations for such improvements have provided an excellent incentive in other communities

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Recommended: Erection of "No Dumping" signs along highways.

DUMPING OF REFUSE

In order to reduce the current dumping of garbage and other refuse along certain sections of the highways, the Town should erect "No Dumping" notices at these points, setting forth the legal penalties. Citizens should assist in enforcement by reporting any violations which they may observe to the Chief of Police.

Recommended: Installation of picnic facilities at certain points along major highways.

HIGHWAY PICNICKING

It is proposed that the Town install minimum facilities for picnicking at several of the locations along main highways where extensive turnouts are found within the right of way. The provision of a few tables and benches, and particularly a rubbish barrel, would centralize and make more orderly the presently indiscriminate picknicking by transients, while at the same time would not offer enough attraction to substantially increase the total amount of this activity.

Recommended: Request by Town that State establish Route 20 by-pass as a limited access way.

ROUTE 20 BY-PASS

The Town should officially request the State Department of Public Works to make this proposed by-pass around Wayland Center a Limited Access Highway, at least along its new location. Such action, not yet decided on by the State, would insure freedom from roadside development with its resultant traffic hazard, and would keep the roadsides open and attractive.

MAY 7 '71 JUN 22 '71
JUL 29 '71

Recommended: Acquisition by the Town of three additional heater pieces.

HEATER PIECES

To complete the Town's ownership of so-called "heater pieces" — triangles of land at certain road intersections, the following should be acquired: (1) The land at the intersection of Moore Road and Glezen Lane (2) The area on State Road east between that road and Connecticut Path, and (3) The parcel occupied by the Knox Memorial marker where Connecticut Path crosses Cochituate Road. Acquisition already authorized should be completed for the heater piece at Glezen Lane and Training Field Road. Gradual clearing and improvement of existing heater pieces should be continued, in cooperation with interested groups and abutters, such as in the recent landscaping of the Commonwealth Road heater piece.

ZONING AND SUBDIVISION CONTROL

The zoning by-law of a town and the subdivision control of its Planning Board together exert a great influence on the future land use pattern of the community.

Recommended: Revision of frontage requirements in outlying sections.

ZONING FOR DENSITY

The Wayland zoning by-law should be revised to designate several areas within the 20,000 square feet zone, where frontages larger than the present one hundred ten feet would be required. It is suggested that the 110-foot requirement remain unchanged in those sections where a substantial amount of development is taking place at or near the minimum spacing, but that in other sections where development has been more open or where farming and forest uses predominate that the frontage be 150 feet and 200 feet or more respectively. Detailed recommendations in this regard are being submitted by the Association to the Planning Board.

The recommended increase in frontage requirements in certain sections would have several advantages:

1. The zoning by-law would more closely fit actual conditions by recognizing that some areas are being developed with lots wider than now required and by giving to such areas the same protection it now gives to houses less widely spaced.
2. The outlying sections of the town would be kept relatively open, which is important if Wayland is to remain attractive to both residents and new home owners.
3. The Town would then approximate the "greenbelt" type of community long recommended by town planners, and more recently by civil defense authorities — several compact neighborhoods each with relatively open land adjacent to or surrounding them.

Recommended: Revision of front yard requirements in all residential zones.

SETBACK REQUIREMENTS

The zoning by-laws should be revised to make more flexible the front yard requirements in residential zones. It is suggested that the by-law should provide: (1) That all buildings erected more than 30 feet back from a street be included in computing the average set-back, rather than only those erected before the by-law was adopted, and (2) That the Board of Appeals be given discretion to permit a front yard of less than 30 feet when in its opinion no apparent set-back can be established, due to curvature of the road or topography, and